

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-18642 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18643) and Special Use Permit (SUP-19004) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, date stamped 12/29/06, and building elevations and floor plans, date stamped 12/08/06, except as amended by conditions herein.
4. A Waiver from Title 19.08.060 Residential Adjacency Requirements is hereby approved, to allow a residential adjacency setback of 20 feet where 121.5 feet is the minimum required.
5. The minimum distance between buildings shall be 10 feet.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan; an additional 19 trees, minimum 24-inch box size shall be provided around the perimeter of the development included in this phase.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Construct appropriate on-site paving (minimum 24 feet wide) to allow for two-way vehicular traffic through the not a part portion of this site.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18643 and all other applicable site-related actions.
17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of construction drawings. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of construction drawings.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 90-unit assisted living apartment complex and a waiver to allow a residential adjacency setback of 20 feet where 121.5 feet is the minimum required on a portion of 9.39 acres at the southwest corner of North Decatur Boulevard and Deer Springs Way.

The proposed development will be built in phases. This Site Development Plan Review is for the first phase. This includes a single building with a total floor area of 86,083 square feet and 90 units. At its tallest the building is three stories and 38.5 feet in height. The proposed development is considered appropriate for this location. The deviations from Code will not have a significant effect on the surrounding area and are supported. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/07/06	The City Council approved a General Plan Amendment to amend a portion of the Centennial Hills Sector Plan from ML (Medium-Low Density Residential) to M (Medium Density Residential) at this location. The Planning Commission and staff recommended approval.
01/25/07	The Planning Commission recommended approval of companion items ZON-18643 and SUP-19004 concurrently with this application. The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #47/ng).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this site.	
<i>Pre-Application Meeting</i>	
12/05/06	A pre-application meeting was held. Parking, landscaping, and residential adjacency requirements were noted. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this portion of the proposed project. It is noted that a neighborhood meeting was held on 04/18/06 at Lied Community School, 5340 Tropical Parkway. Details from this meeting are included in the staff report for General Plan Amendment (GPA-12847).	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	9.45
Net Acres	9.39

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential)	R-E (Residence Estates)
North	Single-family residential	ML (Medium Low Density Residential)	R-1 (Single-family Residential) R-PD6 (Residential Planned Development – 6 Units Per Acre)
South	Undeveloped	M (Medium Density Residential)	R-E (Residence Estates)
East	Multi-family residential	City of North Las Vegas	City of North Las Vegas
West	Undeveloped	ML (Medium-Low Density Residential) Pf (Public Facilities)	R-E (Residence Estates) C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Per Title 19.08:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	408,925 SF	Y
Min. Setbacks			
• Front	20 Feet	328 Feet	Y
• Side	5 Feet	265 Feet	Y
• Corner	5 Feet	40 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Distance Between Buildings	10 Feet	20 Feet	Y
Max. Building Height	2 Stories/35 Feet	3 Stories/38.5 Feet*	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

*Per Title 19.08.040 in the R-3 (Medium Density Residential) District the height limit for senior citizen apartment developments shall be three stories or forty feet, whichever is less, upon approval of a Site Development Plan in accordance with Section 19.18.050. Senior citizen apartment developments that exceed the permitted height limit may be permitted upon approval of a Special Use Permit in accordance with Sections 19.04.050 and 19.18.060. A Special Use Permit (SUP-19004) shall be heard concurrently with this item to comply with this requirement.

Per Title 19.08.060:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	121.5 Feet	20 Feet	N

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-E (Residence Estates)	2 Units Per Acre	18 Units
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-3 (Medium Density Residential)	25.49 Units Per Acre	239 Units
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 Units Per Acre	239 Units

Per Title 19.12:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	8 Trees	9 Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	36 Trees	16 Trees	N
TOTAL		44 Trees	25 Trees	N
	15 Feet (R.O.W.)		15 Feet	Y
Min. Zone Width	8 Feet (interior)		8 Feet	Y
Wall Height	8 Feet		Not shown	Unknown

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Assisted Living	90	1 space for every 3 residents	30	2			
Sub-Total			30	2	48	10	Y
TOTAL			30		48		Y
Loading Spaces			1		1		Y

Waivers		
Request	Requirement	Staff Recommendation
To allow a residential adjacency setback of 20 feet where 121.5 feet is the minimum required.	The 3:1 proximity slope would require a setback of 121.5 feet from the western property line.	This waiver can be supported as the adjacent property, though carrying a General Plan designation that permits single-family residential development has been set aside by the Department of Public Works for a future Civic project. Therefore; this development will not have a negative effect on the adjacent property.

ANALYSIS

The proposed development will be built in phases. This Site Development Plan Review is for the first phase. This includes a single building with a total floor area of 86,083 square feet and 90 units. At its tallest the building is three stories and 38.5 feet in height. There are one and two story elements to the building as well to add contrast. The site plan shows the building placed in the northwest corner of the development. There is abundant open space dispersed around the building as well as parking that is primarily oriented to the interior of the development. Future phases will fill in the remaining portion of the property.

The color and material palate for the proposed development includes tannery, Ardmore green, and sail bush as the three colors for the building. The roof will be made of tile with a cobblestone color.

Floor plans differ for each floor. The second and third floors consist of only apartments. The first floor includes residential units, a kitchen, offices, gathering areas, a library, covered porches, and a reception area.

A residential adjacency waiver is required due to the parcel to the west. A portion of this parcel carries a residential land use designation. However; this parcel is intended for future civic development by the Department of Public Works. As this parcel is not intended to be used for single-family residential use this waiver request is supported. Residential Adjacency may be handled with a waiver per Title 19.08.060 for a multi-family residential project that is intended to meet the affordable housing objectives of the General Plan, which this development does.

The proposed development does not meet the required number of trees. As the applicant has not requested a waiver from this requirement and has adequate space in which to place the trees a condition of approval shall be added requiring the proper number of trees.

The proposed development is considered appropriate for this location. The deviations from Code will not have a significant effect on the surrounding area and are supported. Approval of this request is recommended.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is considered compatible with adjacent development and development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan. Deviations from Title 19 are minor and will not have a significant effect on the area and approval of this request is recommended.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site will gain access from Decatur Boulevard a 120-foot Parkway Arterial and Deer Springs Way an 80-foot Secondary Collector. These streets will provide adequate access to and from the subject property.

4. Building and landscape materials are appropriate for the area and for the City;

Building and landscape materials are appropriate for the area and the City of Las Vegas.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

Building elevations and design characteristics are not unsightly or obnoxious in appearance and are harmonious and compatible with development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will not endanger the public health or the general welfare.

PLANNING COMMISSION ACTION

The Planning Commission amended conditions as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 490 by Planning Department

APPROVALS 1

PROTESTS 3

